

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, March 5, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile and John West

Commissioner(s) Absent: Michael Szakaly and Kelly Smith

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Janet Roberts

Other(s) Present: Margie Rice, Corporation Counsel; Mike Trexler, Controller; Susie Johnson, Public Works Director; Danise Alano, Economic Development Director; Justin Wykoff, Engineering Services Manager

II. READING OF THE MINUTES – Kehoe noted two corrections to the January 3, 2012 minutes. Kehoe moved to approve the minutes as corrected. Michael Gentile seconded the motion. The minutes were unanimously approved as corrected.

III. EXAMINATION OF CLAIMS. Elizabeth Kehoe moved to approve the claims for February 17, 2012 for \$164,790.18 and March 2, 2012 for \$115,570.54. Michael Gentile seconded the motions. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported the CDBG 2012 grant allocation is \$774,753 and the HOME grant allocation is \$411,361. She also reported the Jack Hopkins Council grant applications are currently in process. This year the City has hired Charitable Advisors to work with agencies who want to apply for collaborative projects.

The City is a member of the South Central Housing Network which is collecting data and is holding meetings to develop a "Blueprint to End Homelessness" plan. She also informed them that Margie Rice and Susan Failey are still meeting with the architect on the Dispatch Center. There will be no dispatch update at this meeting.

Alano informed the Commissioners tours of the Mill and the Kiln buildings in the North Showers area will be held tomorrow at 2:00 if any commissioners are interested in a tour. They will also tour the Food Services Warehouse, Printing Building and IU Press Building at 9:30 on Wednesday.

B. Budget Summary Report

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 12-09: Approval to Expend Fund from the Downtown TIF for S. College Water and Sewer Line Replacement. Johnson explained that S. College from 3rd Street to 2nd Street is on the paving schedule this year. Staff wanted to make sure that they took this opportunity to make a financial commitment towards the possible expansion of the Convention Center. They also decided to include the utility updates while doing the street paving. She said if they want to attract a hotel and want to have upgraded utilities in place.

Wykoff gave the Commissioners some renderings of how the street might look and an overview of how the lanes might be configured. College will be back to a two-lane approach with a bike lane between 2nd and 3rd Streets and new curbing and stormwater upgrades will also be included.

West asked if it was advisable to lose the left lane. Wykoff said that lane is used mostly as a passing lane; they have determined that two lanes will work. He stated they are also looking at a traffic signal at Walnut and Smith to improve the east/west connection.

Abbott stated \$4.7 million is available to allocate from the Downtown TIF. She reminded the

Commissioners that they have previously discussed allocating money to the Convention Center project – this would count as part of the investment. The total request is an amount not to exceed \$452,000.

West asked if the Convention Center was not on the horizon, would this infrastructure need to be done anyway. Wykoff stated this is an opportune time to do the resurfacing and paving since Utilities wants to do stormwater work as well as other upgrades.

Johnson said the old sewer and water lines are problematic when you think about adding on a hotel.

Alano said they have also discussed streetscaping this area for a long time, but held off until the Convention Center completed their feasibility study. She said the streetscaping will also enhance the area and help attract a hotel.

Michael Gentile moved to approve the resolution. John West seconded the motion. Resolution 12-09 was unanimously approved. **ADOPTED.**

B. RESOLUTION 12-10: Approval to Expend Funds from the Adams Crossing TIF for Right-of-Way Acquisition at First and Walker Streets. Johnson explained the City has been working with Bloomington Hospital to come up with ways to make it more feasible for them to stay in the current location. The one issue the hospital has consistently said it needs is a front door since their current door is hidden behind the parking garage.

Johnson said the City now has an opportunity to buy a piece of property that is currently for sale. The acquisition of this property might make a future road project to mitigate traffic in the area possible. The property is for sale for \$49,900, but the City has to follow the state guidelines regarding property acquisition which requires the sale price to be the average of two appraisals.

West asked if they would use the lot even if they don’t execute a traffic plan. Wykoff said they already own adjacent property, but it could also be used for appropriate infill in the area.

Abbott said this funding request would come out of the Adams Crossing TIF which has a balance of \$1.9 million.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-10 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Michael Gentile moved for approval to give Lisa Abbott permission to sign for the purchase of the property on behalf of the Commission. John west seconded the motion. The motion was unanimously approved.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date